

# SIGNATURE

## NORTH EAST

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📍 Hermiston, Whitley Bay NE25 9AN



# Hermiston, Whitley Bay NE25 9AN

**Offers Over £350,000**

Signature North East is delighted to present this charming semi-detached property located in Hermiston, Whitley Bay. Perfect for families, offering access to a wealth of local amenities, reputable schools, and parks, making it an excellent location for outdoor activities and family outings. The area benefits from a reliable bus network connecting Whitley Bay to surrounding areas and a Metro service for seamless commuting to Newcastle city centre. Additionally, major road networks provide easy access to nearby towns and cities. A highlight of this location is its proximity to the breath-taking Northumberland Coast.

As you step inside, you are welcomed by a spacious hallway leading to the inviting living room. Featuring a bay window that bathes the space in natural light, the room exudes charm and character. A standout feature is the fireplace wall, flanked by built-in shelving on either side, creating a cosy focal point for gatherings. The adjacent kitchen and dining area serve as the heart of the home. Refurbished four years ago, the kitchen boasts a modern design with ample base units, generous counter space, and integrated appliances, including a fridge-freezer, dishwasher, and a double range oven. The dining area, perfect for both formal and casual meals, opens onto the garden through French doors, seamlessly blending indoor and outdoor living. A convenient WC completes the ground floor.

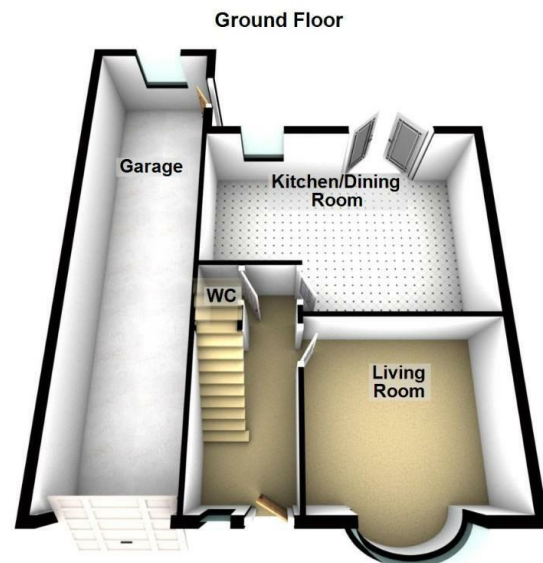
Upstairs, the first floor offers three well-proportioned bedrooms. Bedroom one and bedroom two are spacious doubles, while bedroom three is a single, ideal for use as a home office, guest room, or child's bedroom, ensuring versatile living options. The stylish family bathroom/wet room, also refurbished four years ago, features a freestanding bathtub and a separate shower, creating a luxurious and practical space.

The rear garden is thoughtfully designed with two distinct levels. The upper patio area, accessible from the dining room, is perfect for al fresco dining, with steps leading down to a lawn and raised border perfect for gardening enthusiasts. A decked area provides additional seating, while a designated children's play area makes this garden ideal for families. For parking, the property includes a tandem garage accommodating two cars or additional storage, while the double driveway offers secure off-road parking for visitors.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
12'0" x 10'11"

Kitchen / Dining Room  
18'6" x 12'11"

WC  
5'3" x 2'6"

Bedroom One  
12'0" x 11'1"

Bedroom Two  
11'10" x 11'1"

Bedroom Three  
8'0" x 7'2"

Bathroom  
8'4" x 7'1"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











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